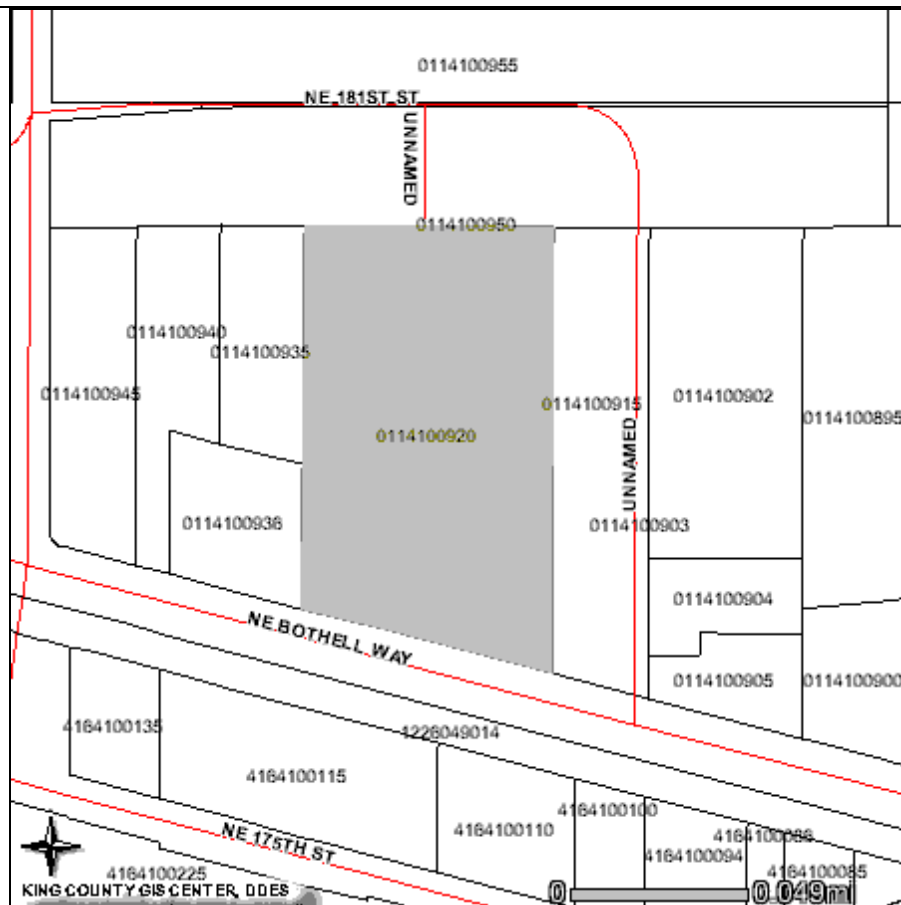


<b>KENMORE    Status: Feasibility Studies Underway</b>				
<b>IDENTIFYING INFORMATION</b>				
Assessor Parcel Number(s)		011410 0920		
Owner(s)		KC-DOT, verify WSDOT share		
Address		7346 NE Bothell Way, Kenmore		
Cross Street		73 <sup>rd</sup> Avenue NE		
<b>DESCRIPTION</b>				
Site area (acres, square feet)		4.96 acres,     216,204 SF		
Number of stalls		432		
Utilization, 2 <sup>nd</sup> Quarter 2001		96%		
Planned / Proposed Expansion		If Northshore lot is used for TOD, Kenmore lot is a potential location for replacement stalls.		
Regional / Local Access		Bothell Way (SR-522)		
Surrounding Land Uses		Church, multifamily housing, open space, fire station, thrift store operations. Auto repair across SR-522.		
Zoning		Currently zoned R-24, residential, 24 units per acre with 60-foot base height limit, eligible for bonuses.		
Other City Issues		Comprehensive plan designation will change zoning to Public Institution.		
<b>TRANSIT SERVICE</b> <span style="float: right;"><i>Number of minutes between buses</i></span>				
<i>Route</i>	<i>Service to/from</i>	<i>Peak</i>	<i>Off-Peak</i>	<i>Evening / Weekend</i>
306, 312	Downtown Seattle	10	0	0
307	Northgate, Downtown Seattle	20	30	30
341	UW Bothell, Aurora Village Transit Center	30	60	60
342	Bellevue, Renton	30	0	0
372	U-district	15-20	60	0
935	Bastyr University, Kingsgate	30	60	0
Loading and Layover		Onsite loading and layover, plus loading on street adjacent to site.		
Planned / Proposed Changes to Transit Service		Changes beyond 2001 not currently known.		

<b>KENMORE (cont.) 7346 NE Bothell Way, Kenmore</b>		
<b>FINANCIAL</b>		
<b>OWNERSHIP</b>		
Percent Interest of Owner(s)	WSDOT 20% interest needs to be verified.	
Title holder	KC-DOT	
Sources of funding and conditions of sale / surplussing	Documents show 20% WSDOT share, however they may refer to Kenmore II (Northshore) lot.	
<b>VALUE</b>		
Assessed Value, Land, 2001	\$1,729,600	
Assessed Value, Improvements, 2001	\$0	
Most Recent Appraised Value, per SqFt	\$1,850,000    \$8.56/SF	
Date of Appraisal, Name of Appraiser	May 23, 1999, Palmer, Groth & Pietka, Inc.	
<b>ISSUES/ANALYSIS</b>		
Potential Constraints	Comprehensive plan designation as PI.	
Comments	Back portion of site is wooded and removed from noise of SR-522. There is substantial new multifamily housing nearby, including townhomes, apartments and senior apartments. Most new development is one block north of 522, between Kenmore and Northshore sites. Site is near library, new supermarket and drug store.	
<b>MARKET INFORMATION</b>	<b>Market Area</b>	<b>King County</b>
Avg. Ann. HH Growth, 1999-2010	1.5%	1.9%
Avg. Ann. Job Growth, 1999-2010	0.2%	1.7%
Ratio of Jobs/Population, 1999	.27	.69
Median Income, 1999	Census 2000, avail. in 2002	
City's HH Growth Target, 2001-2012	1,082	
City's HH Growth Capacity	Available spring 2002	
<b>APARTMENT MARKET</b>	<b>Sub-area</b>	<b>King County</b>
Avg. Apartment Rent, 1st Qtr 2001	\$848	\$841
5-year Avg. Ann. Apt. Rent Growth	4.6%	4.4%
Avg. Apt. Vacancy, 1st Qtr 2001	3.9%	3.9%
5-year Avg. Apartment Vacancy	3.3%	3.5%
<b>OFFICE MARKET</b>	<b>Sub-area</b>	<b>Puget Sound Region</b>
Avg. Office Rent, 2nd Qtr 2001	A \$25.66, B \$22.27	A \$35.58, B \$25.73
Avg. Ann. Rent Gwth., 1997-2000	A 8.3%, B 31.7%	A 19.5%, B 17.9%
Avg. Office Vacancy, 2nd Qtr 2001	7.0%	9.1%
Avg. Ofc. Vacancy, 1997-2000	2.4%	3.0%

## KENMORE (cont.) 7346 NE Bothell Way, Kenmore



See 1999 ERA Site Ranking for additional photos.